



TO LET

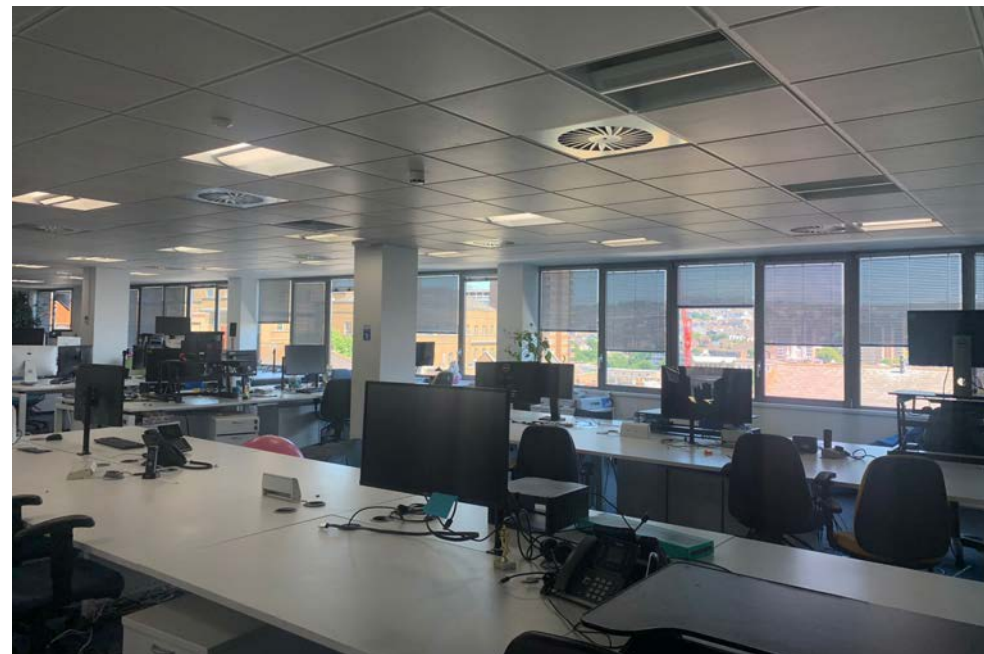
International House
78-81 Queens Road, Brighton, East Sussex BN1 3XE



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Key Features

- Landmark city Centre office building
- Located immediately adjacent Brighton railway station
- Comprising modern open plan office accommodation
- Air conditioned
- Superb city scape and coastal views
- On site building manager
- On site car parking and cycle storage





Description

International House comprises a prestigious five storey purpose built office building which has been substantially refurbished in recent years and offers high quality accommodation in a popular central location.

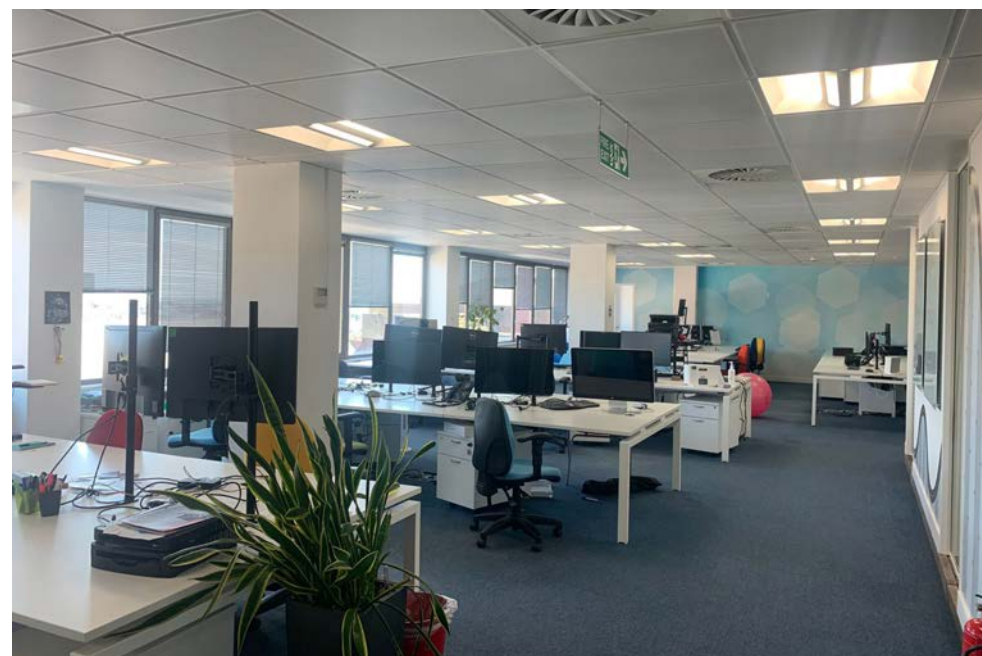
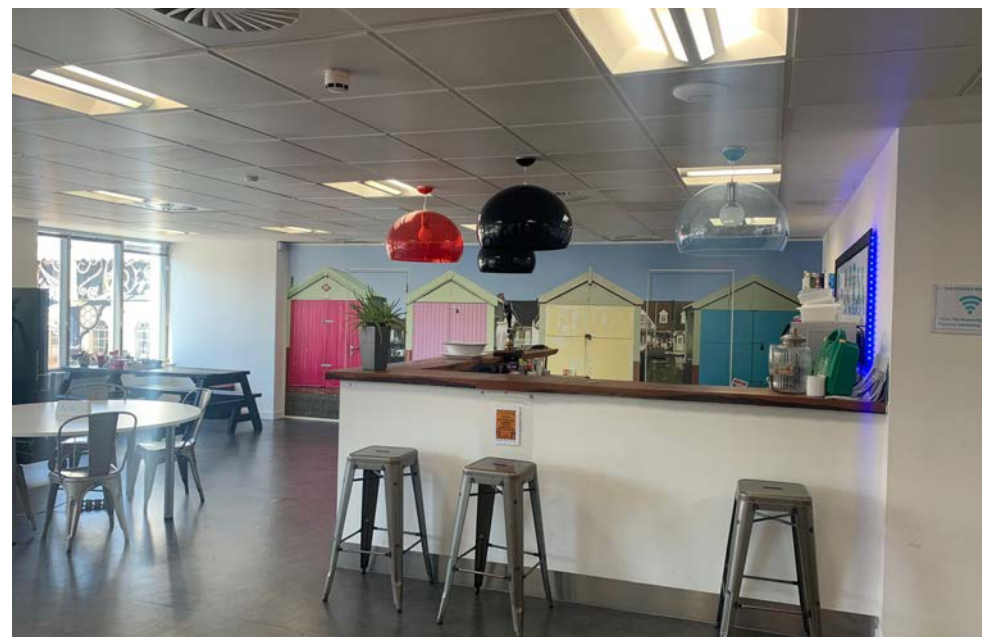
The subject premises are located on the first floor and currently arranged as mainly open plan offices.

The accommodation benefits from the following amenities:

- Prominent reception facing Queens Road
- Suspended ceilings with recessed lighting
- VRF air conditioning
- Raised floors
- Male & female shower facilities
- Two passenger lifts
- On site car park
- Cycle storage

The premises comprise the following approximate NIA (IPMS):

Area	Sq Ft	Sq M
First floor	6,625 sq ft	615.50 sq m





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Location & Accommodation

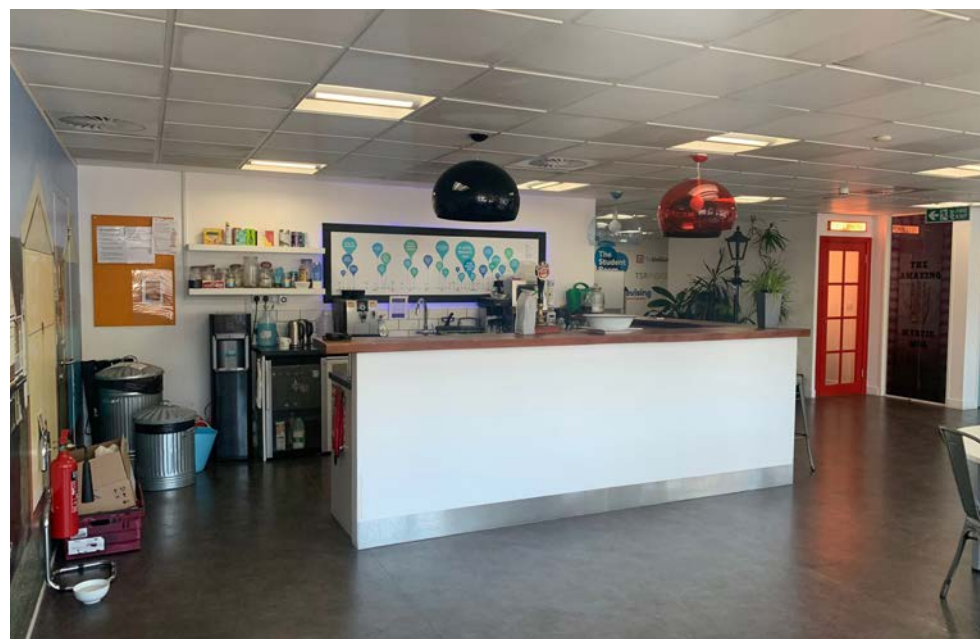
The building is situated immediately adjacent Brighton mainline railway station and which provides direct services to London Victoria (55 minutes) and Gatwick Airport (33 minutes).

The property is well served by a diverse array of local amenities including shops, restaurants and public car parks with Churchill Square shopping centre and the seafront within easy walking distance. Numerous bus services can be found close by whilst there is an NCP car park a short distance to the south east of the property.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

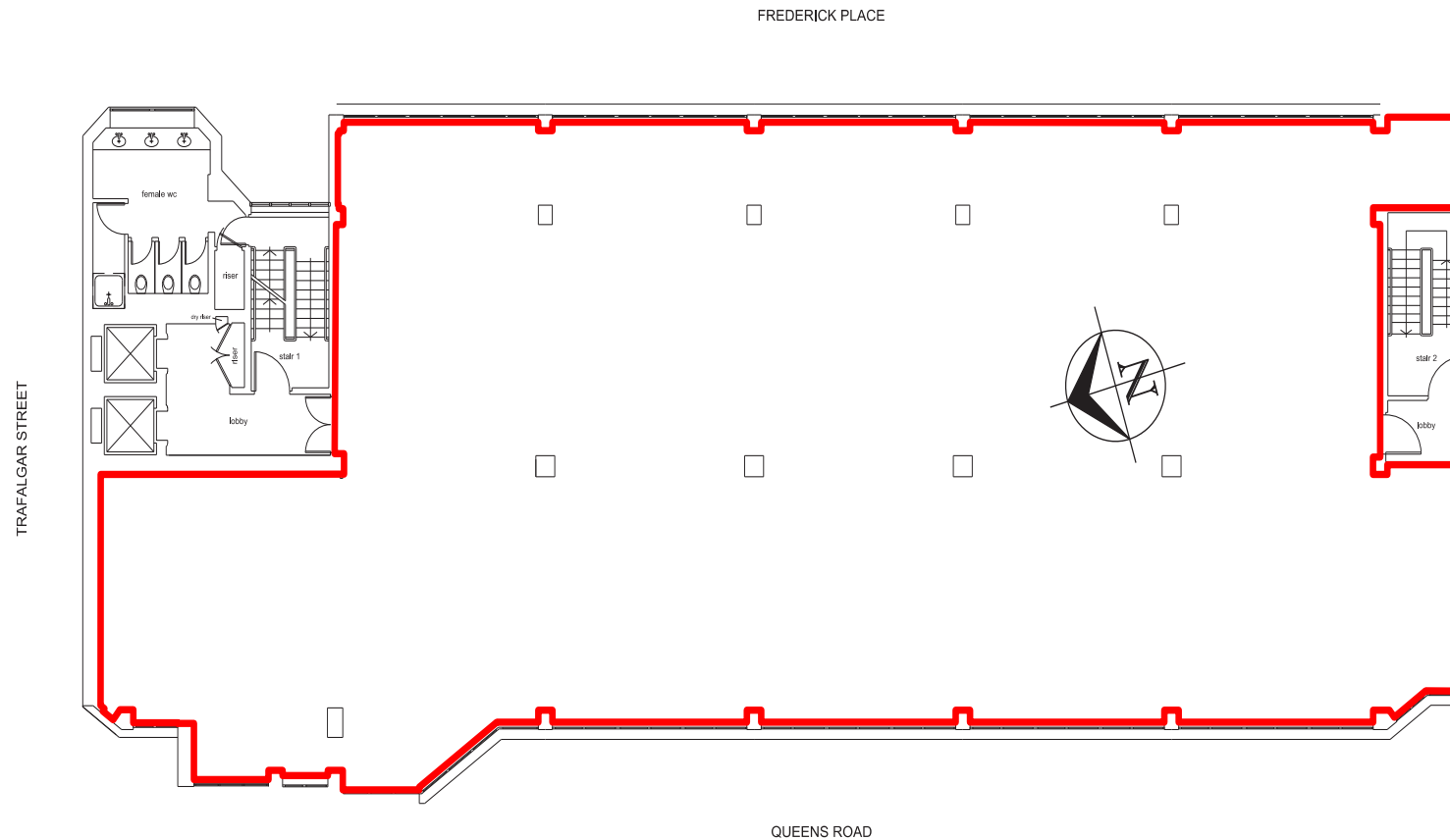
Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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FLOOR PLAN For identification purposes only



FIRST FLOOR
1:200@ A3



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Rateable Value

Rateable Value 2017: £123,000.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

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Terms

The property is available by way of new full repairing and insuring lease for a term to be agreed at a rental of £30 per sq ft per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Legal Fees & VAT

Each party to bear their own legal costs incurred.

Rents and prices are quoted exclusive of, but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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June 2022

